116.0	0006	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	630,300 /	630,300
					USE VALUE:	630,300 /	630,300
					ASSESSED:	630,300 /	630,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		HEARD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SBROGNA MATTHEW
Owner 2:	FARIAS ABIGAIL
Owner 3:	
Street 1:	26 HEARD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SENESI ALFRED J & NANCY A -
Owner 2:	-
Street 1:	26 HEARD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,073 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Aluminum Exterior and 1080 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11073.000	103,800		526,500	630,300
Total Card	0.254	103,800		526,500	630,300
Total Parcel	0.254	103,800		526,500	630,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 583.61 | /Parcel: 583.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 116.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	104,000	0	11,073.	526,500	630,500	630,500	Year End Roll	12/18/2019
2019	101	FV	164,000	0	11,073.	519,000	683,000	683,000	Year End Roll	1/3/2019
2018	101	FV	162,600	0	11,073.	398,700	561,300	561,300	Year End Roll	12/20/2017
2017	101	FV	162,600	0	11,073.	376,100	538,700	538,700	Year End Roll	1/3/2017
2016	101	FV	162,600	0	11,073.	346,000	508,600	508,600	Year End	1/4/2016
2015	101	FV	152,600	0	11,073.	323,400	476,000	476,000	Year End Roll	12/11/2014
2014	101	FV	152,600	0	11,073.	297,900	450,500	450,500	Year End Roll	12/16/2013
2013	101	FV	152,600	0	11,073.	297,900	450,500	450,500		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9037

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SENESI ALFRED J	1536-73		10/30/2018		627,445	No	No		
	894-56		8/31/1977		43,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/2020	530	Redo Bas	10,000	C				
5/30/2019	799	Redo Kit	10,000	C				
11/13/2018	1697	Redo Bat	10,000	C				
8/12/2015	1105	Manual	3,000		8/12/2015			Blown in insulatio
5/20/1998	355	Wood Dec	5,500					12X12 WDK 4X14 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	MEAS&NOTICE	CC	Chris C
3/31/2009	Measured	197	PATRIOT
2/9/2000	Measured	263	PATRIOT
8/31/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11073		Sq. Ft.	Site		0	70.	0.68	6									526,532						526,500	

Total AC/HA: 0.25420 | Total SF/SM: 11073 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 526,532 | Spl Credit | Total: 526,500

USER DEFINED

User Acct	74742
GIS Ref	
GIS Ref	
Insp Date	09/24/18
!9037!	
Prior Id # 1:	74742
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/10/20	23:33:30

LAST REV

Date	Time
08/06/20	15:09:52
danam	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	C - POOR-		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	N - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.53454655
Adj $ / SQ:	75.772
Other Features:	61130
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	161214
Depreciation:	57392
Depreciated Total:	103822

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

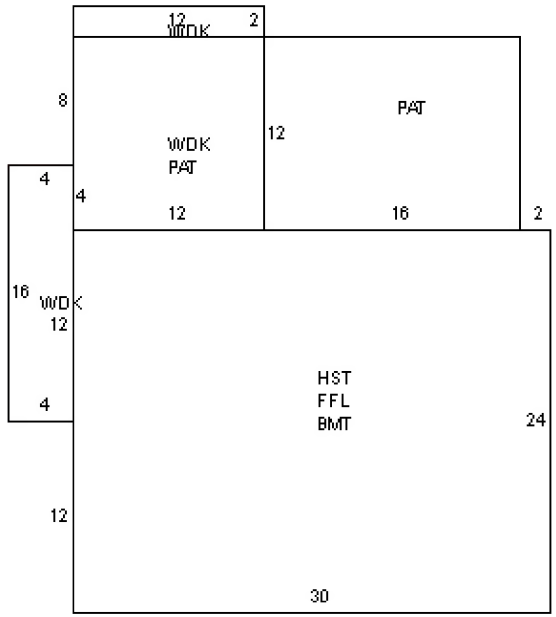
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	75.77
Special Features:	0	Val/Su Net:	43.83
Final Total:	103800	Val/Su SzAd	96.11

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	22.730	16,367
FFL	First Floor	720	75.770	54,556
HST	Half Story	360	75.770	27,278
PAT	Patio	336	1.800	605
WDK	Deck	232	5.510	1,279

Net Sketched Area:	2,368	Total:	100,085
Size Ad	1080	Gross Are	2728	FinArea	1080
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 116.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	